

Item 3f **14/00426/FUL**

Case Officer **Thomas Parkinson**

Ward **Eccleston And Mawdesley**

Proposal **Erection of single storey side extension to dwelling**

Location **Roselands Tincklers Lane Eccleston Chorley PR7 5QX**

Applicant **Mr Henry Counce**

Consultation expiry: **21 May 2014**

Decision due by: **5 September 2014**

Recommendation

Permit full planning permission

Executive Summary

The main issues are whether the proposal would constitute appropriate development within this Green Belt location and if not whether there are any special circumstances in this case to outweigh the harm to the Green Belt. In addition would the proposal's design, amenity, parking and highways impacts be satisfactory. It is considered that the proposal would be acceptable in terms of its Green Belt, design, amenity and parking/highways impacts for the reasons set out below.

Representations

Eccleston and Mawdesley Parish Council – No comments received

Assessment

Background information

1. The application site comprises of a relatively recently built Victorian/Edwardian style 2 storey detached property set within extensive grounds on the corner on Tinklers Lane. This property is located in an area washed over by Green Belt to the south of Eccleston village. The site also includes a large outbuilding to the side of the dwelling house (outside the residential curtilage), a long driveway leading from Tinklers Lane and a large area of hard standing to the front of the main building. The property is surrounded by fields with the only neighbouring property being a detached dwelling house on the opposite side of the road at a distance of approximately 40m to the north-east (Tinklers House). There are a large number of trees and other vegetation along the front boundary with Tinklers Lane which largely screen views towards the front of the property from the road.
2. Planning permission (ref: 99/00113/FUL) was originally granted for the demolition of the original property and the construction of the current dwelling house.
3. The matter has been referred to Development Control Committee because the applicant is a Cllr Henry Counce.

Principal of the development

4. The application site is located within the Green Belt as identified by the adopted Local Plan and the emerging Local Plan.
5. The National Planning Policy Framework (the Framework) states that there is a general presumption against inappropriate development in the Green Belt and advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It advises that development which is harmful to the Green Belt should only be permitted in 'very special circumstances' and that these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
6. The Framework and Policy DC1 of the Chorley Borough Local Plan Review outlines the instances in which development may be permitted within the Green Belt. Policy DC1 states that planning permission may be granted for the limited extension, alteration or replacement of existing dwellings provided that it is in accordance with Policy DC8A.
7. Policy DC8A of the Chorley Borough Local Plan Review states that permission will only be granted for extension of dwellings in the Green Belt where the siting, design, external materials and final character of the dwelling do not detract from its surrounds and where the proposed extension would not result in a significant increase in the volume of the original dwelling. This is reiterated within the Householder Design Guidance SPD.
8. The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination later in 2014 to consider Gypsy and Traveller matters, which would enable the adoption of the local plan, following a supplementary report.
9. Paragraph 18 of the Partial Report states: *"For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan*

that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”

10. The Council accepted the Inspector's modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
11. Policy HS5 of the emerging Chorley Local Plan 2012 – 2026 states that in the case of the Green Belt the proposed extension should not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% are not considered to be disproportionate.
12. The Central Lancashire Rural Development SPD sets down the volume percentage increase which is allowed for the extension or replacement of dwelling houses within the Green Belt. Paragraph 56 states that a volume increase of up to 50% of the property's original volume for properties within the Green Belt is acceptable.
13. The proposed sunroom would increase the cubic content of original building, however this will be less than a 50% increase in volume (10%), and therefore it is not considered to be disproportionate. The extension is of modest scale and would not intrude on the openness of the green belt. The design of the proposed extensions will adequately match that of the existing building (see below).
14. As such the proposed development is considered to have an acceptable impact upon the character and openness of the Green Belt.

Design and impact on the street scene

15. At a national level the Framework states that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.
16. The Framework also states that planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
17. Policy 17 of the Central Lancashire Core Strategy states that the design of new buildings will be expected to take account of the character and appearance of the local area. It states that this will include a consideration of siting, layout, massing, scale, design, materials, building to plot ratio and landscaping. Policy 17 also seeks to promote designs that will be adaptable to climate change and which adopt the principles of sustainable construction.
18. Policy GN5 of the Chorley Borough Local Plan Review stipulates that the design of proposed developments will be expected to be well related to their surroundings.
19. Policy HS9 of the Chorley Borough Local Plan Review states that extensions will be permitted provided that the extension is in keeping with the existing house and the surrounding buildings in terms of scale, size, design and facing materials.
20. Policy HS5 of the emerging Chorley Local Plan 2012 – 2026 states that the proposed extension must respect the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.
21. The Householder Design Guidance SPD requires that extensions be subservient to the existing dwelling. In addition the SPD requires extensions to respect the scale, character, proportions of the existing dwelling and surrounding area.

22. The form and mass of the proposed extension would not dominate the original building and would be subservient to it. It is noted that the proposed brickwork, UPVC windows/doors and stonework will complement those of the original building. The extension's front elevation will be set back by 0.3m from the property's front wall.
23. Whilst it is accepted that the proposed flat roof element would not match the property's pitched roof elements, and that the design of the extension as a whole does not perfectly relate to that of the existing property, it is also noted that the view from Tinkler's Lane is largely screened from public view by a dense bank of trees and vegetation, and the property is set back by approximately 26m along the front boundary.
24. As such in design terms the proposed development is considered to be acceptable.

Amenity of neighbouring occupiers

25. Policy 17 of the Central Lancashire Core Strategy states that the design of new development should take account of the character and appearance of the local area, including ensuring that the amenities of occupiers of the development will not be adversely affected by neighbouring uses and vice versa. The Central Lancashire Core Strategy also states that development should be sympathetic to surrounding land uses and occupiers, and should not result in demonstrable harm to the amenities of the local area.
26. Policy HS4 of the Adopted Chorley Borough Local Plan Review 2003 states that development will only be permitted if reasonable privacy and amenity for future residents and residents of neighbouring properties is provided.
27. Policy HS9 of the Chorley Borough Local Plan Review states that house extensions will be permitted provided that there would be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.
28. HS5 of the emerging Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.
29. The adopted Chorley Borough Council Householder Design Guidance SPD asserts that extensions should not result in unacceptable harm to the amenity of neighbouring occupiers.
30. The sole neighbouring property (Tinklers House) is located approximately 40m to the north-east of the proposed extension on the opposite side of Tinklers Lane. None of the extension's front facing windows would face towards this neighbouring property. The rear facing glazed bi-folding doors would face towards a field to the rear of the site. It is concluded that the proposed side extension will not result in a negative amenity, privacy or overshadowing impact upon any neighbouring properties. It is noted that no letters of objection have been received.
31. Taking the above factors into account, the proposed development is considered to be in accordance with policy HS9 of the Chorley Borough Local Plan Review, policy HS5 of the emerging Chorley Local Plan 2012 – 2026 and the guidance set out within the Householder Design Guidance SPD.

Impact on highways, access and parking

32. Policy HS9 of the Local Plan states that residential development should provide safe and convenient access for cyclists and pedestrians, in addition to addressing the needs of vehicular movement and parking.
33. With respect to parking provision, Policy ST4 of the emerging Local Plan requires off-street parking at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages.

34. The property will retain its current 5 bedrooms and it is noted that the proposed extension would occupy and block off part of the hard standing to the side of the property, however post development the site will retain its current driveway and large expanse of hard standing to the front of the property capable of accommodating over 3 off-street parking spaces.

Overall Conclusion

35. The proposed development would not result in any significant harm to the character and openness of the Green Belt, it would not cause undue harm to the character and appearance of the existing dwelling or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents, or an unacceptable parking impact. The proposed development would therefore be in accordance with the National Planning Policy Framework, the Central Lancashire Core Strategy, policies DC1, DC8A, GN5 and HS9 of the Local Plan Review 2003; HS5 of the emerging Chorley Local Plan 2012 – 2026, the Central Lancashire Rural Development SPD and the Householder Design Guidance SPD.

36. On the basis of the above, the application is accordingly recommended for approval.

Planning Policies

37. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
89/00654/FUL	First floor extension to existing bungalow and 2 storey side/rear extensions	Permitted	5 September 1989
92/00884/FUL	Erection of agricultural building for lambing, hay and general storage	Permitted	9 February 1993
95/00431/FUL	Erection of detached storage building for the use as a lambing shed, hay and general storage	Permitted	2 August 1995
99/00113/FUL	Demolition and replacement of existing building	Permitted	28 April 1999
00/00065/FUL	Temporary siting of 4 caravans and the use of barn (12 months) during demolition and rebuild of house	Withdrawn	12 May 2000
04/00701/FUL	Erection of garden wall and alterations to carport	Permitted	29 July 2004

Recommended Conditions

No.	Condition																								
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																								
2.	<p>All external facing materials shall match in colour, form and texture those on the existing building.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular.</i></p>																								
3.	<p>The approved plans are:</p> <table border="0" data-bbox="355 622 1361 884"><thead><tr><th data-bbox="355 622 853 656">Title</th><th data-bbox="853 622 1109 656">Plan Ref</th><th data-bbox="1109 622 1361 656">Received On</th></tr></thead><tbody><tr><td data-bbox="355 656 853 689">Site location plan</td><td data-bbox="853 656 1109 689">N/A</td><td data-bbox="1109 656 1361 689">17 April 2014</td></tr><tr><td data-bbox="355 689 853 723">Existing site plan</td><td data-bbox="853 689 1109 723">N/A</td><td data-bbox="1109 689 1361 723">17 April 2014</td></tr><tr><td data-bbox="355 723 853 757">Existing elevations and ground floor plan</td><td data-bbox="853 723 1109 757">DS14/05/01</td><td data-bbox="1109 723 1361 757">17 April 2014</td></tr><tr><td data-bbox="355 757 853 790">Proposed site plan</td><td data-bbox="853 757 1109 790">DS14/05/SK3</td><td data-bbox="1109 757 1361 790">17 April 2014</td></tr><tr><td data-bbox="355 790 853 824">Proposed ground floor plan</td><td data-bbox="853 790 1109 824">DS14/05/SK1</td><td data-bbox="1109 790 1361 824">17 April 2014</td></tr><tr><td data-bbox="355 824 853 857">Proposed elevations</td><td data-bbox="853 824 1109 857">DS14/05/SK2</td><td data-bbox="1109 824 1361 857">17 April 2014</td></tr><tr><td data-bbox="355 857 853 891">Proposed roof plan</td><td data-bbox="853 857 1109 891">DS14/05/SK4</td><td data-bbox="1109 857 1361 891">17 April 2014</td></tr></tbody></table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Title	Plan Ref	Received On	Site location plan	N/A	17 April 2014	Existing site plan	N/A	17 April 2014	Existing elevations and ground floor plan	DS14/05/01	17 April 2014	Proposed site plan	DS14/05/SK3	17 April 2014	Proposed ground floor plan	DS14/05/SK1	17 April 2014	Proposed elevations	DS14/05/SK2	17 April 2014	Proposed roof plan	DS14/05/SK4	17 April 2014
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